WARRANTY DEED

Bill Garrett Davidson County
Batch# 106375 DEEDWARR
06/19/2018 10:15:07 AM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20180619-0058795

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of June, 2018.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alexis Deacon and Robbie Nowinski	new owners	094 01 0 325.00
(NAME)	(NAME)	
711 S 14th St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Six Hundred Eighty-Five Thousand And No/100 Dollars ($685,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Theresa King, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexis Deacon and Robbie Nowinski**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 fronts 65.9 feet on the East side of South 14th Street and runs back between lines, 123.9 feet on the North line and 124.3 feet on the South line, to a dead line in the rear, measuring 66 feet thereon.

Being the same property conveyed to H & B Development Partners, a Tennessee General Partnership by Warranty Deed from Sandra Simmons, a married woman dated March 19, 2015 and recorded March 20, 2015 as Instrument No. 20150320-0024404, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Theresa King, married by Warranty Deed from H & B Development Partners, a Tennessee General Partnership dated November 28, 2016 and recorded December 1, 2016 as Instrument No. 20161201-0126023, in said Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor's spouse.

File Number: GRN-184012SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-WC 18-711

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 711 S 14th St., Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13 day of June, 2018

Theresa King by [signature] as Attorney in fact

Theresa King, by Hillary Monroe Smith as attorney in fact

STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Theresa Smith, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Theresa King, for the purposes therein contained.

Witness my hand and official seal, this the 13th of June, 2018.

[signature]
Notary Public

My Commission Expires: 3/8/2021

(SEAL)



File Number: GRN-184012SSO